

Farm Sales Break All Records

At Mission, Texas, in the Wonderful Lower Rio Grande Valley

Homeseekers Who Have Come by the Hundreds, Have Been So Well Pleased That Greater Portion Have Made Purchases. All States Are Represented.

In the sales of small farms to actual settlers, Mission, the thriving metropolis of the upper end of the Lower Rio Grande Valley, in the Wonderful Gulf Coast Country, is undoubtedly in the lead of any other section of Texas, since the influx of the homeseekers of 1911. Hundreds have bought and are now preparing to move their families and household effects to Mission and begin the work of preparing their land for cultivation. The number of these sales can be appreciated by the fact that during one week six special cars of homeseekers visited Mission. The great majority of these purchased small tracts ranging from ten to forty acres each. These settlers came from all places where agriculture has reached its highest degree of success, yet they were astounded at the productiveness and variety of the crops of the Mission neighborhood.

Among the homeseekers were men of all professions, as well as farmers. The professional men and the artisans expect to follow their calling in the Lower Rio Grande Valley, but at the same time will try farming. This is just another indication that the best people of every section are coming into the Mission country. The purchasers are all men of means, of judgment and know land when they see it. They want a more congenial climate, a place where the opportunities for making money are better and where it is possible to raise a variety of crops twelve months in the year.

That more than 60 per cent of the visitors purchased, many of them selling valuable lands in the North to acquire Mission homes, is the highest possible endorsement of the section. These men did not purchase blindfolded, but invested their money after making a close inspection and comparing what they found with other places in Texas and elsewhere.

The cars arriving were made up as follows:
One car of Iowa people, nearly all of whom purchased Mission lands.

A car of investors from the grand old state of Illinois.
A car of Nebraska people, nearly all of whom became investors in Mission land.

One car from Minneapolis and another from Wisconsin. The majority of them, purchased farms.

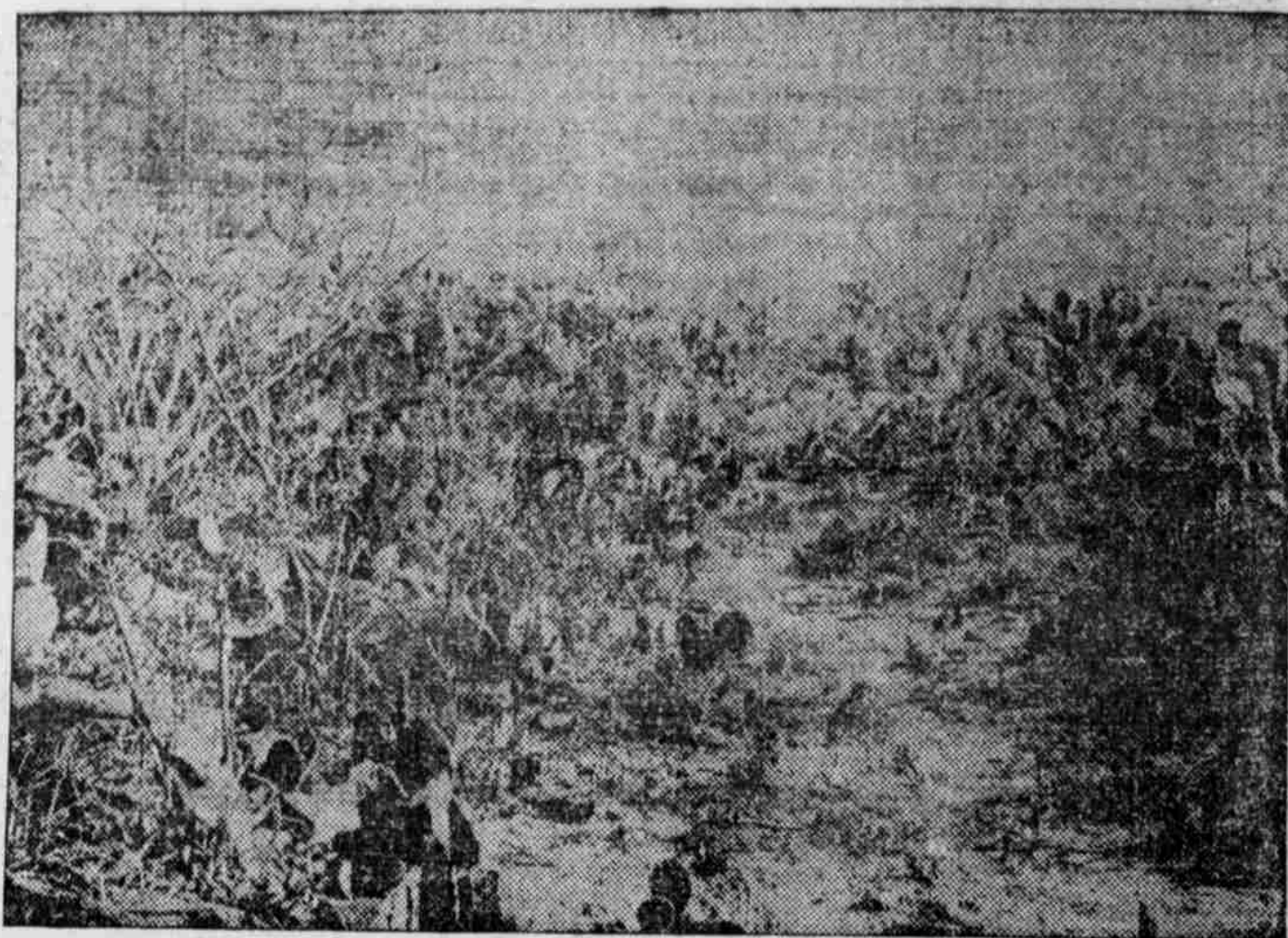
Mission Improved Farm Land Finds a Ready Purchaser on Open Market for \$300 an Acre

A forty-acre farm at Mission has just been sold for \$300 an acre, or a total of \$12,000. G. S. Birdsell was the purchaser. The farm is under irrigation and is used for raising truck. The farm just sold is not an isolated case, there being plenty near Mission which are equally as valuable. This farm was purchased a few years ago for a comparatively insignificant figure, and is a fine example of the manner in which realty values are advancing.

Those who purchased three years ago have seen their holdings more than double in value. Those that purchased five years ago are holding their land, in many instances, for ten times what they originally paid. There is plenty of land to be had yet at reasonable figures, which, when improved, is equally as valuable as that which has just sold for \$300 an acre.

The demand for land has become so pronounced by the incoming homeseekers that we have decided to open up a new townsite company five miles north of the present city of Mission. This step is being taken by the company to accommodate the farmers who are settling up the surrounding country.

The town will be well located, for the section of the country is now dotted with homes. Many hundred acres of land have recently been put under cultivation. It is believed the trade from these farms is sufficient to support a very prosperous little city. There will be splendid business openings here for those who come early.



Mission Land in This Raw State Can Yet be Purchased at Very Low Prices.

Reasons Why You Should Locate at Mission

1—The land is good. Land that will yield \$100 to \$1,000 an acre profit every year MUST be good.

2—The location is ideal. Not in a wilderness, but right in the heart of a well governed community, close to a thriving town with good schools and churches, among happy, prosperous people.

3—Crops yield abundantly and come on the market weeks ahead of other sections of the United States at a time when prices are highest.

4—The temperature is mild and pleasant during the winter and not excessively hot during the summer.

5—Lands are irrigated by water from the Rio Grande River with an irrigation system supplying an abundance of water at all times. No guesswork about it, no drouths to worry about, and big crops assured at all seasons.

6—Transportation is good, with railroad facilities that enable growers to get their products to best markets at the least expense.

7—Located in the Famous Rio Grande Valley, a region noted for its fertile soils—the best section of the wonderful Gulf Coast Country of Texas.

8—12 months of growing season. Not a month in the year that you cannot market products from a Mission tract.

9—3 and 4 crops a year grown on the same ground.

10—People are making

money at Mission. The best evidence is the way these lands are being taken up.

11—Opportunities for all. Land sold in large or small tracts within reach of large or small investors.

12—Prices ridiculously low when you consider Mission lands are now earning 6 per cent on a valuation of \$500 per acre.

13—Lands rising in value with every year and people able to re-sell at double the money paid.

14—People have paid for their land with the proceeds of one year's crops.

If You EVER Intend to Buy, BUY NOW

Never again will you have such an opportunity as this to buy good land, near a good town, on a good railroad, at such low prices and on the EASY TERMS we offer.

Lands at Mission are divided into tracts of from 10 to 40 acres and sold at prices varying from \$80 to \$125 per acre, on terms of one-third cash and balance in deferred payments one, two and three years, at seven per cent, the prices varying according to distance from railroad and town. Lands throughout the valley are rapidly increasing in value and the added production of the lands, with the naturally increasing demands and the limited confines of this most fertile valley, will soon bring prices at which California lands are now selling, which is \$1,000 per acre.

COME AND SEE THE MISSION LANDS



"We Prove it at Mission"

That nowhere in America are beets, citrus fruits, figs, grapes, alfalfa, sugar cane, cauliflower, celery, strawberries, cotton, corn, onions, cabbage and radishes more successfully grown. With the richest soil in America, in a climate dry, mild, invigorating, with water at your command at all seasons of the year, you have every possible advantage. You have twelve months of growing season and you can raise three and four crops on the same ground in one year. Remember, the Mission Lands are all under irrigation.

Commensurate with the profits the price of the land is insignificant, but you should investigate this proposition now while the price is within your reach. Next year it will cost more. Mission is the best, most prosperous and liveliest little city in the valley, where there are more opportunities for good business locations than anywhere else in Southwest Texas.

A trip of investigation will not be expensive. Twice each month you can buy round trip tickets via the different railroads to Mission at low rates. Write us TODAY for full information. We invite your correspondence and the strictest investigation.

Mission Land Improvement Co.

Mission, Hidalgo County, Texas.

Send at Once for Free Information

Mission Land Improvement Co., Mission, Texas

Gentlemen: Kindly send me full information concerning your Irrigated La Lomita Lands, prices, terms, etc.

Name

Postoffice

R. F. D. or St. No. State